

Project: Lindsey Street
J/P #: 37984(04)
Parcel(s) #: 1.3

TEMPORARY DRIVEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Monk Naboo, LLC, a Texas limited liability company, whose principal place of business is in Harris County, Texas (hereinafter called the "Grantor"), for and in consideration of the sum of One and 00/100 dollars (\$1.00) and other good, valuable and sufficient considerations, does hereby grant, bargain, sell, and convey unto the City of Norman, Oklahoma (hereinafter called the "Grantee") a temporary construction easement for the above referenced project over the following described land, to-wit:

See attached Exhibit "A"– Legal Description, attached hereto and incorporated herein

1. Grant of Easement.

The sole purpose of this easement is to grant the Grantee, and the Oklahoma Transportation Commission, the right to a temporary construction easement on the above-described tract of land, and includes the right to use and remove any and all sand, rock, dirt, gravel and other road building materials from the above-described tract of land in such amounts as are necessary for the above referenced project.

2. Grant Conditions and Use.

It is a condition of this easement that it shall not be filed for record and that all rights of the Grantee, and the State of Oklahoma, in the above-described right-of-way shall terminate upon completion of construction of the above referenced project.

3. Warranty of Title. Said Grantor hereby covenants and warrants to Grantee that at the time of delivery of these presents they are the owners in fee simple of the premises described in Exhibit A and that same are free and clear of all liens and claims whatsoever, except any matters that appear of public record.

4. Authorized Agent. The undersigned Grantor hereby designates and appoints Brian K. Moore, Manager, of Monk Naboo, LLC, as agent to execute the claim and receive the compensation herein named.

5. Governing Law and Severability. This instrument shall be governed and construed in accordance with the laws of the State of Oklahoma, without regard to conflicts of laws principles, and the ordinances and regulations of the City of Norman, Oklahoma. In the event that any provision hereof is determined to be unenforceable, invalid, or illegal, then the enforceability, validity, and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

[The signature page follows this page.]

IN WITNESS WHEREOF, the Grantors herein named have hereunto set their hands and seals this the 17th day of July, 2026.

Monk Naboo, LLC,
a Texas limited liability company

By: Brian K. Moore
Brian K. Moore, Manager

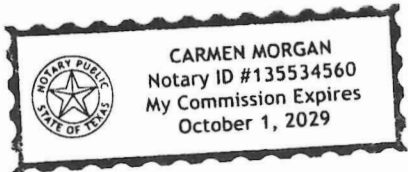
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on July 17, 2026, by Brian Moore, the manager of Monk Naboo, LLC, a Texas limited liability company, on behalf of said limited liability company, to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its authorized representative, and acknowledged and executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

[S E A L]

Carmen Morgan
Notary Public - State of Texas

My Commission Expires: 10/01/2029



Carmen Morgan
Printed Name of Notary Public

STATE OF OKLAHOMA)

) SS.

COUNTY OF CLEVELAND)

NOW, on this _____, the City Council of the City of Norman, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered easement and directs the Mayor and Clerk of said City of Norman to indicate the same by their signatures and seal of the City of Norman, State of Oklahoma.

CITY OF NORMAN, OKLAHOMA

Mayor

(SEAL)

ATTEST:

CITY CLERK

Approved as to form and legality this 4 day of August, 2026.

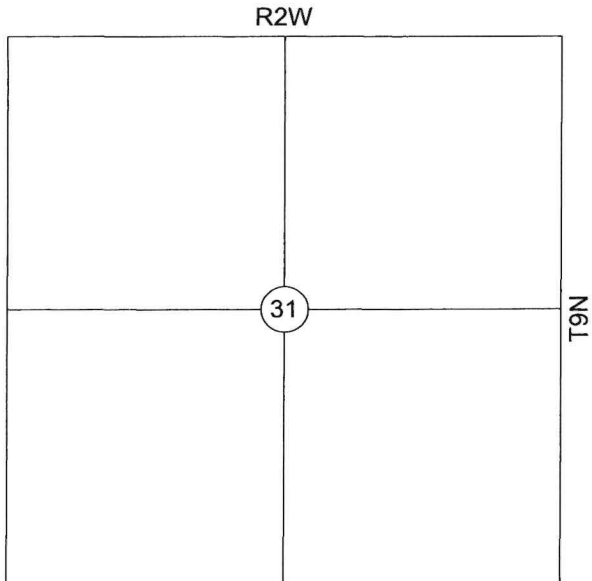

CITY ATTORNEY

EXHIBIT A**Legal Description**

A strip, piece or parcel of land lying in the SW¼ of Section 31, Township 9 North, Range 2 West, I.M., in Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at a point at the North 33' Statutory Right-of-way line of Lindsey St. and East Right-of-way of S. Pickard Ave., said point also being the Southwest corner of Lot 24, Block 10 of Parsons Addition, thence N 00°07'17" W, a distance of 12.00 feet to the POINT OF BEGINNING; thence continue Northerly along said line, a distance of 25.00 feet, thence N 89°52'43" E, a distance of 5.00 feet, thence S 00°06'54" E, a distance of 30.00 feet, thence N 45°07'17" W, a distance of 7.07 feet to the POINT OF BEGINNING.

Containing 0.003 acres, more or less.



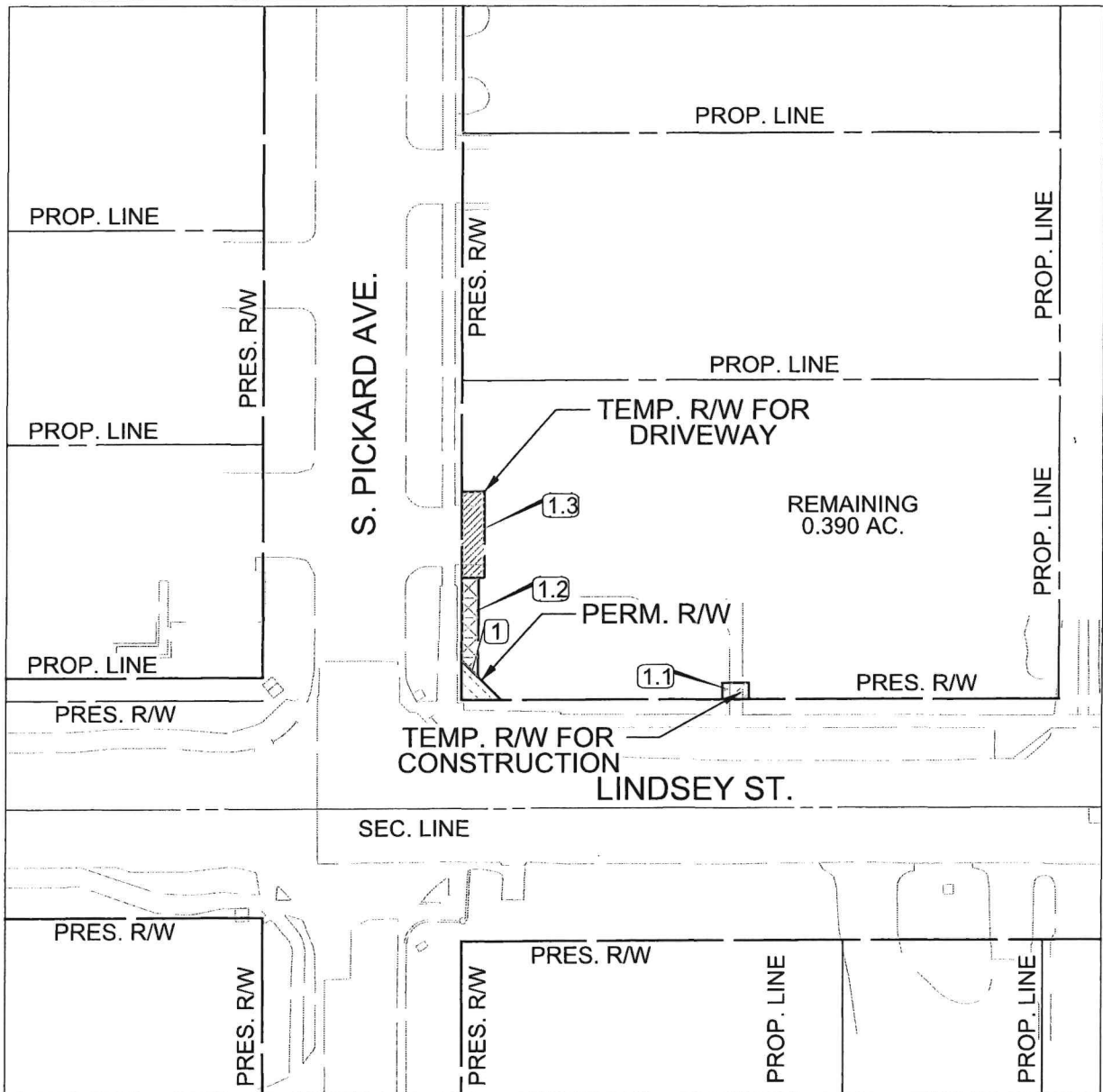
JOB: 37984 PIECE: (05)
PARCEL NO. 1, 1.1, 1.2 & 1.3
COUNTY: CLEVELAND
PROJECT: STP-214B (172) AG

TOTAL PROPERTY LEGAL DESCRIPTION

SEC. 31 T9N R2W

SCALE 1"=

BEFORE GROSS	17,416.004 SF	0.400 ACRES
EXISTING R/W	SF	ACRES
PERMANENT R/W	72.000 SF	0.002 ACRES
REM IN QTR	16,989.044 SF	0.390 ACRES
PERPETUAL EASEMENT ()	SF	ACRES
TEMP R/W (1.1)	40.000 SF	0.001 ACRES
TEMP R/W (1.2)	137.55 SF	0.003 ACRES
TEMP R/W (1.3)	177.41 SF	0.004 ACRES
TEMP R/W ()	SF	ACRES



SCALE 1"= 50'



The City of
NORMAN

225 North Webster Ave - P.O. Box 370
Norman, Oklahoma 73069 - 73070

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION
Phone 405.366.5452
Fax 405.366.5418

SUMMARY OF ACQUISITION

CITY: Norman Project: 37984(04) PROJECT: Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue
PARCEL(S) 1, 1.1, 1.2, 1.3

PROPERTY LOCATION: Section 31, Township 9N, Range 2W, Cleveland County

BUYER: City of Norman, Oklahoma

SELLER: PROPERTY OWNER(S), NAME AND ADDRESS:

Monk Naboo, LLC
2515 Fall Orchard Ct.
Kingwood, TX 77345

ASSIGNMENT: Monk Naboo, LLC

MORTGAGES AND LIENS: None

IMPROVEMENTS: None

DAMAGES: None

PROPERTY OWNER(S)/SELLER(S) WILL EXECUTE AND SUBMIT TO THE BUYER, THE FOLLOWING DOCUMENTS:

<u>Permanent Roadway Easement</u>	for Parcel <u>1</u>	for <u>72.00</u>	<u>Sq Ft</u>
<u>Temporary Construction Easement</u>	for Parcel <u>1.1</u>	for <u>40.00</u>	<u>Sq Ft</u>
<u>Temporary Construction Easement</u>	for Parcel <u>1.2</u>	for <u>137.55</u>	<u>Sq Ft</u>
<u>Temporary Driveway Easement</u>	for Parcel <u>1.3</u>	for <u>177.41</u>	<u>Sq Ft</u>

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$2,825.00

BUYER AND SELLER AGREE:

Payment Includes ANY and ALL DAMAGES to ACQUIRED Land.

The City IS NOT responsible for constructing right-of-way fence.

If damages occur due to the negligence of the construction contractor to the remainder property and/or improvements on the remainder property, the property owners will have the right to file a damage claim against the construction contractor.

UPON RECEIPT OF SIGNED DOCUMENTS, BUYER, WILL PREPARE THE FOLLOWING:

Check in the amount of \$2,825.00 to Monk Naboo, LLC

Monk Naboo, LLC

Brian Moore
Brian Moore, Manager

7/17/2026
DATE

Ryan Martin
ACQUISITION AGENT
for Ryan Martin, contracted by the City of Norman

7/20/2026
DATE